



# Atlantic County Document Summary Sheet



INST # 2019017152  
RECORDED 04/02/2019 VOL 14585  
RCPT # 1462765 RECD BY LY (3 PGS)  
EDWARD P. McGETTIGAN, COUNTY CLERK  
ATLANTIC COUNTY, NJ

ATLANTIC COUNTY CLERK  
5901 MAIN ST  
MAYS LANDING, NJ 08330

## Return Name and Address

TAXSERV CAPITAL SERVICES LLC  
400 NORTH CONGRESS AVE, SUITE 101  
WEST PALM BEACH, FL 33401

Official Use Only

## Submitting Company

TAXSERV CAPITAL SERVICES LLC

## Document Date (mm/dd/yyyy)

12/17/2018

## Document Type

TAX SALE CERTIFICATE ☒

## No. of Pages of the Original Signed Document (Including the cover sheet)

3

## Consideration Amount (If applicable)

## First Party

(Grantor or Mortgagor or  
Assignor)  
(Enter up to five names)

### Name(s)

(Last Name, First Name Middle Initial, Suffix)  
(or Company Name as written)

TJM AC HOTEL LLC

### Address (Optional)

## Second Party

(Grantee or Mortgagee or  
Assignee)  
(Enter up to five names)

### Name(s)

(Last Name, First Name Middle Initial, Suffix)  
(or Company Name as written)

ATCF II NJ LLC, TAXSERV AS CUS

### Address (Optional)

## Parcel Information

(Enter up to three entries)

### Municipality

Atlantic City ☒

### Block

26

### Lot

1

### Qualifier

### Property Address

3301 BOARDWALK

## Reference Information

(Enter up to three entries)

### Book Type

### Book

### Beginning Page

### Instrument No.

### Recorded/File Date

\*DO NOT REMOVE THIS PAGE\*

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF ATLANTIC COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

# CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

36465  
CERTIFICATE

No. 18-00063

I, **KACEY JOHNSON**, **CITY** of **ATLANTIC CITY**, COLLECTOR OF TAXES of the taxing district of the  
the **COUNTY** of **ATLANTIC** and State of New Jersey, do hereby certify that on  
the **17th** day of **December**, **2018**, at a public sale of lands for  
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements  
thereto I sold to **ATCF II NJ LLC, TAXSERV AS CUS**

whose address is **P. O. BOX 54292, NEW ORLEANS, LA 70154-4292**

for **Ninety Eight Thousand Nine Hundred Fifty** dollars and **Ninety Nine** cents, the land  
in said taxing district described as Block No. **26**  
and known as **3301 BOARDWALK** Lot No. **1**  
duplicate thereof and assessed thereon to **TJM AC HOTEL LLC**, on the tax

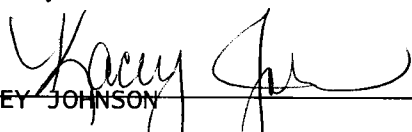
## THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
<b>Taxes For:</b> 2018	94,520.32	4,300.67	98,820.99
<b>Assessments For Improvements</b>			
Total Cost of Sale	130.00		130.00
Total			98,950.99
Premium (if any) Paid	247,500.00		


Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **0.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **November 11, 2018**; municipal authority charges accruing after **November 11, 2018** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

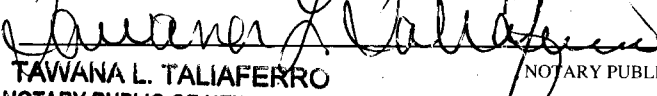
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **26th** day of **December**, **2018**.

STATE OF NEW JERSEY  
COUNTY OF: **ATLANTIC**

  
KACEY JOHNSON, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **26th** day of **December**, **2018**, before me a  
Notary Public of New Jersey, personally appeared **KACEY JOHNSON**  
the Collector of Taxes of the taxing district of **CITY OF ATLANTIC CITY** in the County of **ATLANTIC**,  
who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the  
contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and  
purposes therein expressed.

Prepared By:   
KACEY JOHNSON, PREPARER

  
TAWANA L. TALIAFERRO, NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate be acknowledged by the Notary Public who takes this  
acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

Name of Municipality

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Municipal Clerk

(NJSA 46:18-6 & 54: 5-55)

Seal of Municipality to be affixed

Please Record and Return to:  
TaxServ Capital Services FL, LLC  
100 N. Congress Ave, Suite 101  
West Palm Beach, FL 33401

No. \_\_\_\_\_

**Tax Sale Certificate**

Collector of Taxes

Municipality of \_\_\_\_\_

County, New Jersey

To \_\_\_\_\_

Entered

Compared

Checked

Received in the Register Office of the County of \_\_\_\_\_

New Jersey

on the

day of

A.D. 20

, at

o'clock in the

noon and

Recorded in Book

for said

County on Pages

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. \_\_\_\_\_

Name of Corporation

BY: \_\_\_\_\_  
President

ATTEST: \_\_\_\_\_  
Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

\_\_\_\_\_  
A Notary Public of New Jersey

\_\_\_\_\_  
Signature of Holder of Certificate